

July 20, 2004 CPC



STAFF'S
REQUEST ANALYSIS
AND
RECOMMENDATION

04PS0379

Pence Automotive Group
(Pence Subaru/Kia)

Midlothian Magisterial District
Midlothian Turnpike and Murray Olds Drive

REQUEST: Schematic approval of architectural plans for building renovations and additions, as required by Case 84S079.

RECOMMENDATION

While staff cannot support the applicant's request as submitted, staff recommends approval with one (1) condition for the following reasons:

- A. The condition proposed by staff will ensure compliance with conditions of zoning.
- B. The proposal complies with the Zoning Ordinance.

CONDITION:

The blue and red accent bands shall be deleted. The applicant may submit revised subdued colors for these portions of the building to the Planning Department for approval.

GENERAL INFORMATION

Associated Public Hearing Cases:

84S079 – Murray Oldsmobile Company
86S122 – Murray Oldsmobile, Inc.

Providing a FIRST CHOICE Community Through Excellence in Public Service.

90SN0295 – Pence Nissan
Murray Olds schematic – March 19, 1985 – CPC

Applicant:

Pence Automotive Group

Design Consultant:

Freeman & Morgan Architects

Location:

Located in the southwest quadrant of the intersection of Midlothian Turnpike and Murray Olds Drive. Tax ID 738-707-4891 (Sheet 6).

Existing Zoning and Land Use:

C-3 with Conditional Use Planned Development; Automobile sales

Adjacent Zoning and Land Use:

North – C-3; Automobile sales
South – C-5 and R-15; Commercial and Single Family Residential
East – C-3; Automobile sales (currently under construction)
West – A; Vacant

Size:

13.22 acres

BACKGROUND

Zoning Case 84S079 was a request for Conditional Use Planned Development for use and bulk exceptions in a B-2 (now C-3) District. This request was approved, subject to conditions. Those conditions that are applicable to this request are listed below:

1. The following conditions notwithstanding, the plan prepared by J.K. Timmons and Associates, dated June 18, 1984, shall be considered the Master Plan.
2. The automobile dealership shall have an architectural style, as depicted in the elevations prepared by J.K. Timmons and Associates, dated June 18, 1984. Buildings erected on Parcels A, B and C shall employ subdued colors and be of a decorative treatment such as split block, wood, brick, etc. Architectural rendering shall be submitted to the Planning Commission for approval in conjunction with schematic plan review.

12. Uses permitted on Parcels A, B and C shall be designed with similar character and style as that of the proposed automobile dealership. The Planning Commission, through schematic plan review, shall approve the site and architectural designs to insure compatibility with that of the dealership.

Cases 86S122 and 90SN0295 amend Case 84S079, however, these cases do not apply to this request as they relate to signage and permitted uses.

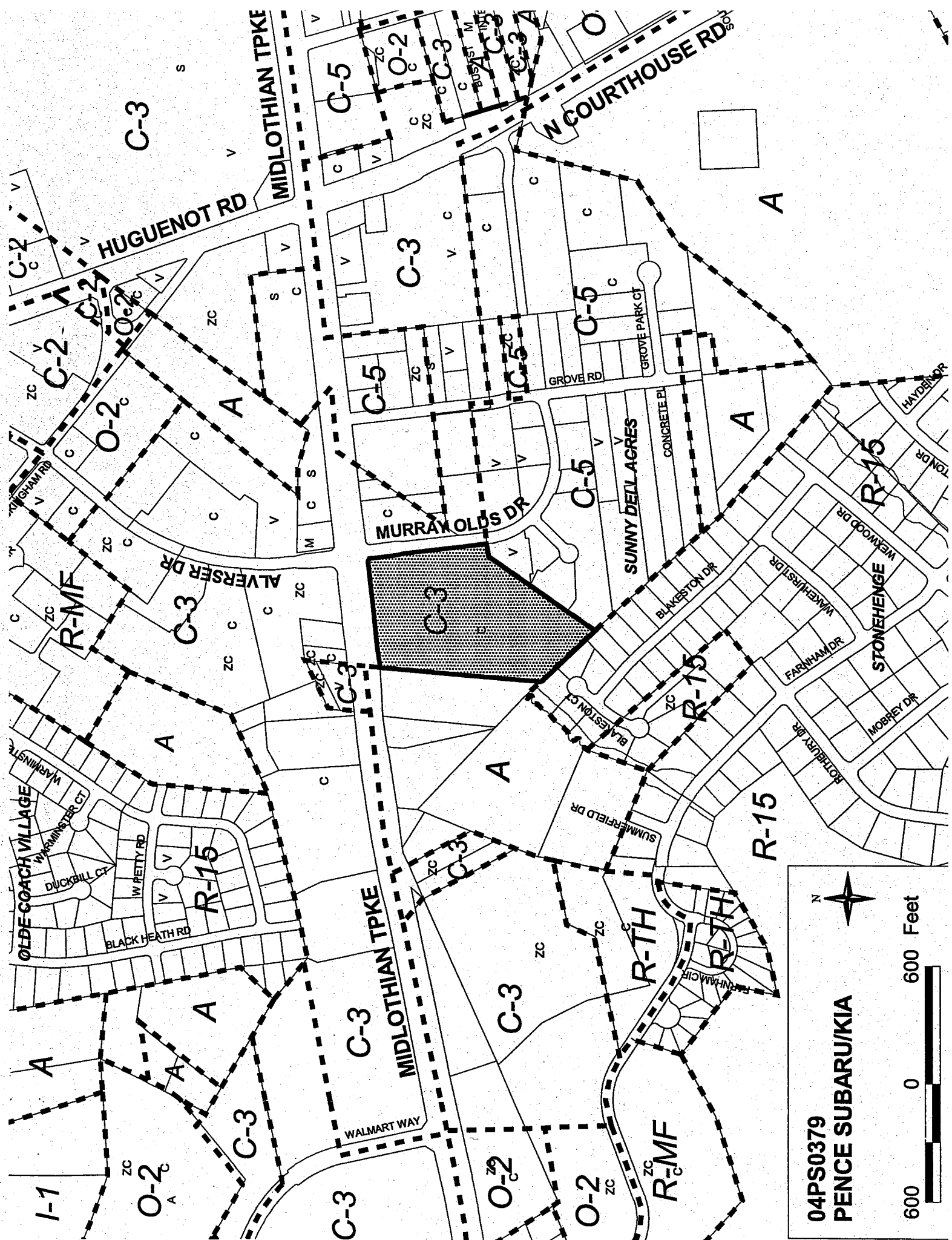
On March 19, 1985, the Planning Commission approved schematic plans, for site layout and architecture. The Commission at that time granted staff the authority to approve architectural elevations for the parts and service building, however did not do so for the sales buildings. The applicant wishes to renovate the exterior of the two (2) sales buildings, and construct a small addition on the western (Subaru/Kia) sales building.

Both of these buildings currently are constructed using subdued materials as required by conditions of zoning. Both buildings use a mixture of split face block, stone, cedar shake shingles, and bronze glass storefronts. The western (Subaru/Kia) building also uses brown and tan standing seam metal on portions of the roof, and on the fascia band on the sides.

The applicant proposes that both buildings will have dark metal shake shingles. The applicant's proposal for the eastern (Nissan) building will change the exterior of the building. Aluminum panels will be applied for a portion of the building, and a red accent band will be added. Only a small portion of the original split face block will be exposed. The western (Subaru/Kia) building will have a stone chimney added to the western side of the building, and a cream EIFS band will be added at the top of the roof with a blue accent band. It is staff's belief that the blue and red accents on each building do not meet the requirement that colors shall be "subdued". All other aspects of the building plans meet the conditions of zoning.

CONCLUSIONS

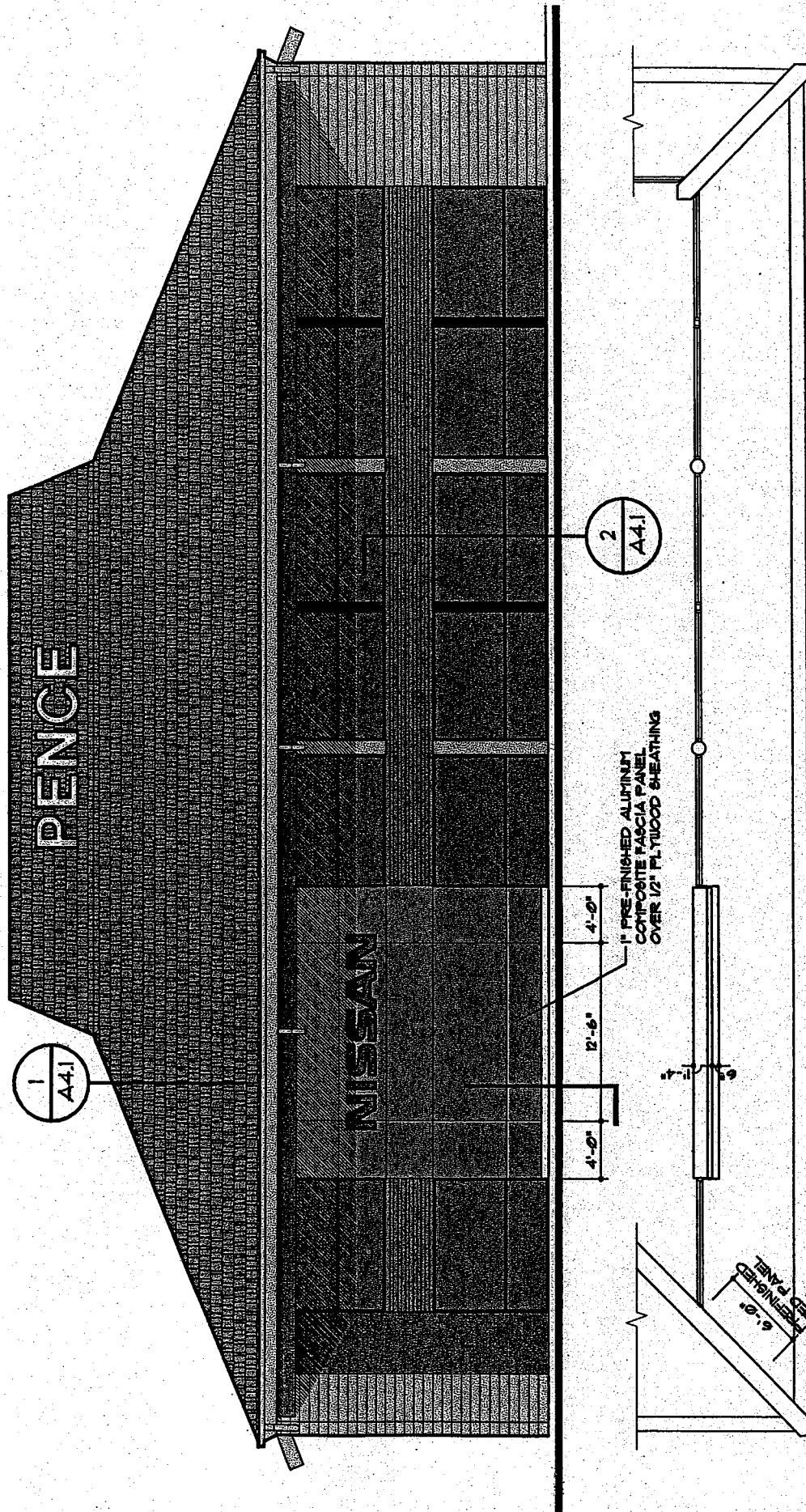
The proposed elevations comply with the Zoning Ordinance and the conditions of zoning, with the exception of the accent colors. Staff recommends approval of the proposed elevations with one (1) condition to ensure that these colors be "subdued".



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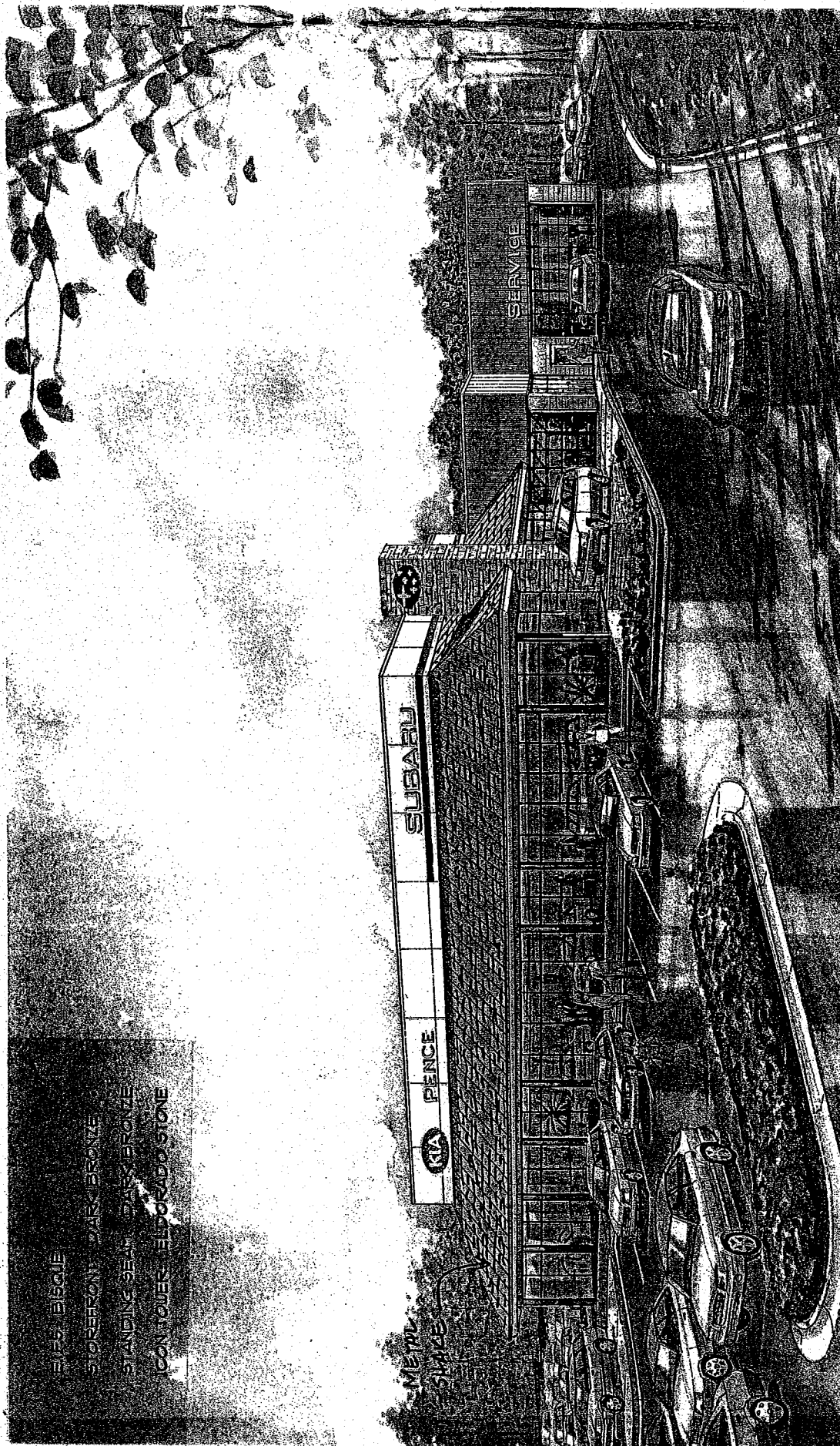


600 0 600 Feet



CURT: GRAY
 METAL SHINGLES: CHARCOAL
 E.I.P.S.: CHARCOAL
 STOREFRONT: PAINTED BLACK

NORTH ELEVATION



1985 BISCUE

STORERONT DARK BRONZE

STANDING SEAT DARK BRONZE

CON TOWER ELDORADO STONE